

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, JULY 10, 2007, AT 7:00 P.M.
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Chairman Bob Kojetin, Chris Rofidal, Karen Ferrara,
Lou Blemaster, Connie Fukuda, and Jean Rehkamp
Larson,

MEMBERS ABSENT: Laura Benson, Nancy Scherer and Sara Rubin

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, Preservation Consultant
Dave Terwilliger, 4523 Wooddale Avenue
Mike Wagner, 4506 Wooddale Avenue
Kenneth & Lori Feinberg, 4512 Wooddale Avenue
Kirby Herman, 5829 Brookview Avenue

I. APPROVAL OF THE MINUTES: June 12, 2007

Member Rofidal moved approval of the Minutes from the June 12, 2007 meeting. Member Rehkamp Larson seconded the motion. All voted aye. The motion carried.

II. CERTIFICATE OF APPROPRIATENESS:

**1. H-07-7 4508 Wooddale Avenue
New Detached Garage**

Planner Repya explained that the subject property is located on the west side of the 4500 block of Wooddale Avenue. The existing home is identified as an English Cottage style constructed in 1924. A 2 stall detached garage is located in the northwest corner of the rear yard, 4.5 feet from the side and rear, accessed by a driveway running along the north property line.

The subject request involves demolishing the existing 532.6 square foot detached garage and building a new, 704 square foot 3 stall detached garage. The plan illustrates the new structure will maintain the existing 4.5 foot setback from the side and rear property lines. A new curb cut is not required since the existing driveway will provide access to the proposed garage.

Ms. Repya pointed out that the new 3 stall detached garage is proposed to be 22'x 22' and 11' x 20' for a total of 704 square feet in area. The design of the structure is proposed to compliment the English Cottage architectural style of the home which is undergoing an addition to the rear. Stucco siding with accented stonework is proposed for the walls with half-timber detailing on the gable ends, and triple layer lifetime shingles to match the house are proposed for the roof. The north and south elevations propose an attention to detail with a window on both sides and a service door on the south elevation. A Tudor-detailed gable and two windows are shown on the west (rear) elevation. Carriage overhead doors and half-timber detailing with a window above the doors is shown on the east elevation. The height of the proposed garage is shown to be 22.5 feet at the highest peak, 16.25 feet at the mid-point of the gable, and 9.5 feet at the eave line. The lot coverage for the property with the proposed garage will be 3,082.69 square feet in area or 24.79%; the maximum allowed by code is 25% or 3,109.07 square feet.

The proponents have provided information regarding characteristics of garages adjacent to the subject property. The data indicates that detached garage to the north at 4506 Wooddale Avenue is a hipped roof structure, approximately 14 feet at the highest peak, sitting 5.2 feet from the shared property line. The property to the south at 4510 Wooddale Avenue has an attached garage on the rear of the home, roughly 11 feet in height with a deck above it. The three homes to the west on Edina Boulevard all have 3 stall attached garages at least 25 feet from the shared lot lines.

Ms. Repya concluded that Staff finds the plans provided with subject request meet the requirements of the Zoning Ordinance, demonstrate an attention to detail on all elevations, and clearly illustrate the scale and scope of the project relative to the principle home and adjacent properties. Furthermore, Preservation Consultant, Robert Vogel has reviewed the plans and determined that the information provided meets the requirements of the Country Club Plan of Treatment. Approval of the Certificate of Appropriateness for the new garage is recommended subject to the plans presented.

Board Member Comments:

Member Rehkamp Larson questioned the purpose for the gable on the west (rear) elevation of the garage. She opined that the gable was odd in form, served no function, and appeared superfluous.

Member Ferrara shared Ms. Rehkamp Larson's concerns, commenting that the gable appeared strange and unnecessary considering the plan provides two windows on the west elevation, adding sufficient detail to the space.

Member Rofidal appreciated Ms. Rehkamp Larson's concerns, but added that he liked the design of the garage, particularly the recessed third stall on the south end.

Members Blemaster and Kojetin stated that they felt the gable on the west elevation added interest to the design which they liked. Ms. Blemaster also inquired about the accent stonework proposed for the exterior walls.

Consultant Vogel commented that because there are no prescriptions for historic garages, some of the decisions required of the Board deal with aesthetics – that being the case, the gable on the west elevation, while not necessary, does improve the view shed from adjacent properties.

Homeowner Comments:

Addressing questions from the Board, owner Dave Terwilliger explained that the gable on the west elevation was an aesthetic consideration to the design. The westerly neighbor on Edina Boulevard has a swimming pool in their rear yard, and the gable was added with their view in mind. Co-owner Mike Wagner added that the gable was also designed to compliment the rooflines found on the rear elevation of the home.

Responding to the question regarding the accented stonework proposed, Mr. Terwilliger explained that natural stone is proposed to compliment the stonework found on the home.

Decision:

Member Rehkamp Larson moved approval of the Certificate of Appropriateness subject to the plans presented and the condition that the gable on the west elevation be removed. Member Rofidal seconded the motion. Upon a roll call vote, Members Ferrara, Rofidal, and Rehkamp Larson voted aye. Members Blemaster, Fukuda, and Kojetin voted nay. Motion denied due to a tie.

Member Blemaster then moved approval of the Certificate of Appropriateness subject to the plans presented and the condition that the homeowners and adjacent neighbor decide whether to keep the gable on the west elevation, advise the Planner of the decision, and provide a revised copy of the plan if the gable is removed. Member Rofidal seconded the motion. All voted aye. The Motion carried.

**2. H-07-8 4512 Wooddale Avenue
New Detached Garage**

Planner Repya explained that the subject property is located on the west side of the 4500 block of Wooddale Avenue. The existing home is identified as a New England Colonial Revival style constructed in 1924. A 2 stall detached garage is located in the rear yard, 24.5 feet from the rear and 13.6 feet from the north property line, accessed by a driveway running along the north property line.

The subject request involves demolishing the existing 416 square foot detached garage and building a new, 672 square foot 2 stall detached garage. The plan illustrates the new structure will be placed in the northwest corner of the yard 4 feet from the rear and 9 feet from the side property line. A new curb cut is not required since the existing driveway will provide access to the proposed garage.

Ms. Repya pointed out that the new 2 stall detached garage is proposed to be 28' x 24' for a total of 672 square feet in area. The design of the structure is proposed to compliment the architectural style of the home. Stucco siding is proposed for the walls, and asphalt shingles to match the house are proposed for the roof. The north and south elevations display an attention to detail with a window on north side and a service door on the north elevation. The east and west elevations propose a window centered in the gable end (above the overhead door on the east elevation.) The height of the proposed garage is shown to be 24.5 feet at the highest peak, 17.5 feet at the mid-point of the gable, and 10 feet at the eave line. The lot coverage for the property with the proposed garage will be 2,669 square feet in area or 22%; the maximum allowed by code is 25% or 3,000 square feet.

The proponents have provided information regarding characteristics of garages adjacent to the subject property. The data indicates that the attached garage to the north at 4510 Wooddale Avenue is centrally located in the rear of the home measuring 11.5 feet in height with a deck above it. The property to the south at 4514 Wooddale Avenue has a detached 2 stall garage in the southwest corner of the rear yard measuring approximately 20 feet to the peak of the hip roof. Two of the three abutting homes to the west on Edina Boulevard all have 3 stall attached garages at least 25 feet from the shared lot lines. The home at 4515 Edina Boulevard has a 3 stall detached garage measuring approximately 15.25 feet to the highest peak.

In conclusion, Ms. Repya explained that Staff finds that the plans provided with subject request meet the requirements of the Zoning Ordinance, demonstrate an attention to detail on all elevations, and clearly illustrate the scale and scope of the project relative to the principle home and adjacent properties. However, it is the scale of the project, specifically the height of the garage which raises some concerns. Since 2003, the Heritage Preservation Board has reviewed 21 proposals for 2 stall detached garages. The average height of the garages has

been 18 feet to the peak and 13.9 feet to the midpoint of the gable. The proposed garage is shown to be 24.5 feet to the peak and 17.5 feet to the midpoint of the gable. (Note 18 feet is the maximum height allowed at midpoint by code.) A representative for the homeowner has explained that the reason for the 24.5 foot height is to provide more storage space above the parking stalls. Staff did advise the applicant that building height is a serious consideration of the Board.

Preservation Consultant, Robert Vogel has reviewed the plans and determined that the information provided meets the requirements of the Country Club Plan of Treatment. Staff recommends approval of the Certificate of Appropriateness for the new garage with the understanding that the Board may wish to have the proponent reevaluate the building height.

Board Member Comments:

Member Rehkamp Larson made the following observations:

- The 672 square foot garage makes sense for the property considering the size of the lot.
- The 12/12 pitch of the roof appears somewhat steep – a 10/12 pitch would reduce the roof peak by 2 feet to 22.5 feet.
- While attention to detail is demonstrated on all elevations, the windows in the plan appear to be casement style – Double hung windows would be consistent with the home's windows.

Member Rofidal added that in addition to lowering the height at the peak, he would prefer the height at the eave line to be more consistent with the averages of the garages approved thus far – 8 to 9 feet instead of the 10 feet proposed.

Homeowner Comment:

Homeowners Kenneth and Lori Feinberg appreciated the comments from the Board pointing out that the existing garage is falling apart and they are attempting to replace it with a larger structure that will provide more room for storage while at the same time be in proportion with their lot and home. The Feinberg's added that they would be happy to entertain changes to the plan proposed by the Board.

Decision:

Member Rehkamp Larson moved approval of the Certificate of Appropriateness subject to the plans presented and the following conditions:

1. The pitch of the roof is reduced to 10/12
2. The eave line height is reduced to 8.5 to 9 feet

3. Double hung windows with muntins to match the windows on the home are used on the on the east, south and west elevations.

Member Ferrara seconded the motion. All voted aye. The motion carried.

III. COUNTRY CLUB DISTRICT - Survey Progress Report – June:

Consultant provided the following report of the June survey activities:

Reconnaissance Survey

The windshield reconnaissance survey of the District was completed prior to the June 12 meeting of the Heritage Preservation Board. This “once over lightly” inspection involved driving around the District and noting the different types of houses, their general condition, and the landscape characteristics of streetscapes. I took a close and careful look at “infill” houses, i.e., homes built since the 1950s, and made a detailed inspection of sample blocks to compare with 1980 inventory data with present conditions. More intensive field inspections will be conducted of individual properties to gather the information needed to evaluate their heritage landmark eligibility.

Historic Property Evaluations

Work continues on re-evaluating the heritage preservation value of individual properties in the District. For a property to qualify as individually significant, it would need to meet one of the Edina Heritage Landmark eligibility criteria by being associated with an important historic context and by retaining historic integrity of those architectural features necessary to convey its significance. To qualify as contributing within the Landmark District, a house does not have to be individually significant; however, it must retain sufficient historic integrity (design, materials, and setting) to convey its sense of time and place.

Because of teardowns, partial teardowns, and inappropriate exterior remodeling, the following properties should no longer be considered heritage resources: 4529 Arden, 4609 Arden, 4619 Browndale, 4631 Casco, 4512 Drexel, 4601 Drexel, 4622 Drexel, 4619 Moorland, 4503 Wooddale, 4508 Wooddale.

Preliminary Findings

While it is not complete, the re-survey has already generated important information that will help city planners revise both the heritage resources inventory and the district plan of treatment.

- Thorpe Bros. approval of designs for new homes built in the District ended July 1, 1944; the terminal date for the “period of significance,” therefore,

should be 1944, although several of the homes built between 1945 and 1966 compliment the district's historic character and probably should be considered contributing resources.

- Historic homes in the District include houses designed by architects J. J. (Jack) Liebenberg, Seeman Kaplan, Joseph V. Vanderbilt, Charles Trowbridge, Rollin Chapin, Milton C. W. Sundin, and A. R. Van Dyck
- The most important home contractor/builders in the District were Carl and Louis Hanson, Morris Trach, Harry D. Roach, H. F. Nelson, George Gamble, A. C. Walby, Chester Thompson, and Anton Duoos.
- The majority of existing homes in the District possess historical integrity of those features necessary to convey their historic character and significance; most of the infill new home construction (1945-2006) appears to be compatible with adjacent historic properties.
- Since the 1930s, zoning regulations have effectively eliminated large structural additions on the street facades of houses in the District; however, side and rear additions are common and larger than room-sized additions with architecturally incompatible features (roof lines, materials, massing) are sometimes readily visible from the street. Some major additions are so large they overpower the original house.
- The outdoor deck is probably the most frequently introduced non-historic architectural feature in the District after garages; except in cases where they are structurally independent from the houses, patios, terraces, and decks often diminish or distract from historically important architectural elements.
- Except for part of Browndale Avenue, the District was virtually bare ground when the homes were built; however, mature trees (boulevard and yard) have become an integral streetscape element and should be treated as historic landscape features.
- Approximately 16 of the homes previously classified as examples of Rambler, Colonial Revival or Cape Cod probably should be recategorized as Minimal Traditional, the preferred catch-all classification for houses that architecturally reflect a compromise between the Period Revival and Modern styles, i.e., houses built between 1935 and 1950 which exhibit the massing and scale of the Period Revival styles but are generally devoid of authentic period style detailing or decorative elements.

Architectural Database

Members of the Heritage Preservation Board continued to review, organize, and record assessor data on individual properties in the District. Some minor discrepancies in street address and date of construction have been noted between the 1979-80 survey data and assessor records.

Board members observed that as Mr. Vogel indicated, since the City's zoning regulations were established in the 1930's large additions haven't occurred to the

front façade of houses, however that isn't the case in the side and rear yards. Many residents of the District incorrectly assume that the HPB oversees large additions to homes. Moving forward, the Board may wish to consider reviewing these additions.

Consultant Vogel suggested the Board take a fieldtrip through the District to evaluate the impact some additions have had on the respective homes as well as the neighborhoods.

Board members agreed to meet at a "To Be Determined Location" in the District on Tuesday, July 31st, at 7:00 p.m. to walk the streets and gain a perspective of the impact additions have had on the District.

Consultant Vogel recommended that the HPB consider focusing their future efforts on educating the people who work with the Country Club residents; such as realtors and contractors, who can then act as ambassadors for the preservation movement. Providing workshops and lectures on various preservation topics, and making the sessions available to residents and the business community working in the District would do a lot to advance the cause of preservation in the neighborhood.

In conclusion, Mr. Vogel explained that starting in September, the Board will begin focusing on elements of the Plan of Treatment at each meeting. Board members thanked Mr. Vogel for his report. No formal action was taken.

IV. **CONCERN OF RESIDENTS:** None

VI. **OTHER BUSINESS:** None

VII. **CORRESPONDENCE:** None

VIII. **NEXT MEETING DATE:** August 14, 2007

IX. **ADJOURNMENT** 8:45 p.m.

Respectfully submitted,
Joyce Repya

Minutes – July 10, 2007
Edina Heritage Preservation Board